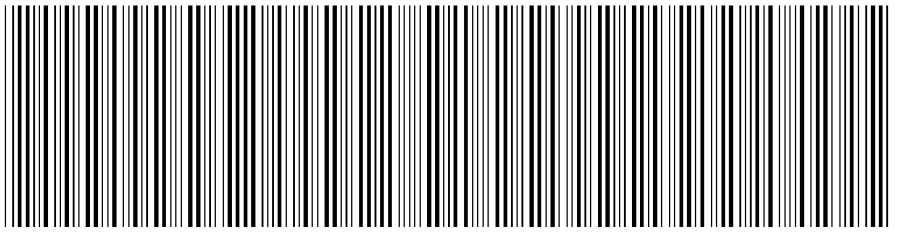


EXHIBIT

34

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2020073100306001001E3ED1
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 5
Document ID: 2020073100306001
Document Date: 07-21-2020
Preparation Date: 07-31-2020
Document Type: DEED
Document Page Count: 4
PRESENTER:

METROPOLITAN ABSTRACT CORP
AS AGENT FOR FIRST AMERICAN (NY351016)
ONE OLD COUNTRY RD, SUITE 140
CARLE PLACE, NY 11514
516-741-5474
AMIRANDA@METROPOLITANABSTRACT.COM

RETURN TO:

METROPOLITAN ABSTRACT CORP
AS AGENT FOR FIRST AMERICAN (NY351016)
ONE OLD COUNTRY RD, SUITE 140
CARLE PLACE, NY 11514
516-741-5474
AMIRANDA@METROPOLITANABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1461	1129	Entire Lot PH31	400 EAST 67TH STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Borough	Block	Lot	Unit	Address
MANHATTAN	1461	1140	Entire Lot SU11	400 EAST 67TH STREET

Property Type: STORAGE ROOM
CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
GRANTOR/SELLER:

MONSTER 400 LLC
9100 WILSHIRE BLVD., #1000W
BEVERLY HILLS, CA 90212

GRANTEE/BUYER:

JOHN'S MOUNTAIN LLC
400 EAST 67TH STREET, UNIT PH31
NEW YORK, NY 10065

FEES AND TAXES
Mortgage :

Mortgage Amount:	\$	0.00
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Taxable Mortgage Amount:	\$	0.00
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Exemption:

TAXES: County (Basic):	\$	0.00
------------------------	----	------

City (Additional):	\$	0.00
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Spec (Additional):	\$	0.00
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TASF:	\$	0.00
-------	----	------

MTA:	\$	0.00
------	----	------

NYCTA:	\$	0.00
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Additional MRT:	\$	0.00
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TOTAL:	\$	0.00
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Recording Fee:	\$	60.00
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Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	125.00
----	--------

NYC Real Property Transfer Tax:

\$	142,357.50
----	------------

NYS Real Estate Transfer Tax:

\$64,935.00 + \$224,775.00 = \$	289,710.00
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**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**
CITY OF NEW YORK

Recorded/Filed 07-31-2020 16:07

City Register File No.(CRFN):

2020000217552

City Register Official Signature

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

NY351016

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 21st day of July, in the year 2020

BETWEEN

MONSTER 400 LLC,

having an address at: 9100 Wilshire Blvd., #1000W, Beverly Hills, CA 90212,

party of the first part, and

JOHN'S MOUNTAIN LLC,

having an address at: 400 East 67th Street, Unit PH31, New York, New York 10065,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ~~ten~~ dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE ATTACHED "SCHEDULE A" MADE A PART HEREOF.

Being and intended to be the same premises described in Deed recorded in CRFN 2016000360456.

Said condominium unit intended for residential purposes only.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



Monster 400 LLC

by: JESSE GORDON, AUTHORIZED SIGNATORY

METROPOLITAN ABSTRACT CORPORATION

Title Number: NY351016

SCHEDULE "A"

The Condominium Units (the "Units") in the building (the "Building") known as The Laurel Condominium (the "Condominium") and by the street number for residential units of 400 East 67th Street, in the Borough of Manhattan, and the City, County and State of New York, said Units being designated and described as Residential Unit No. PH31 and Storage Unit No. SU11, in that certain declaration dated October 6, 2008, made by 1240 First Avenue LLC pursuant to Article 9-B of the Real Property Law of the State of New York (the "Condominium Act") establishing a plan for condominium ownership of the Building and the land (the "Land") upon which the Building is situated, which declaration was recorded in the New York County Office of the Register of The City of New York (the "City Register's Office") on November 3, 2008, CRFN 2008000427186, as amended in CRFN 2008000472586 and CRFN 2011000094560 (such declaration and any amendments thereto are collectively referred to as the "Declaration"); the Units also being designated, respectively, as Tax Lot 1129 and Tax Lot 1140 in Block 1461 on the Tax Map of the Real Property Assessment Department of The City of New York for the Borough of Manhattan and County of New York and on the "Floor Plans" of the Building certified by Costas Kondylis and Partners, LLP, on October 8, 2008, and filed with the Real Property Assessment Department of the City of New York on October 3, 2008, as Condominium Plan No. 1974 and also filed in the City Register's Office on November 3, 2008, as Condominium CRFN 2008000427187.

TOGETHER with, respectively, an undivided 2.13760% and an undivided 0.0041% interest in the Common Elements of the Condominium.

Subject to all exceptions to title and to such other liens, agreements, covenants, easements, restricts, declarations, consents and other matters of record or set forth in the Condominium Plan for the Condominium as pertain to the Units, to the Land and/or to the Building.

The Units are intended for use only as a dwelling or, with respect to Unit SU11, storage.

The Land on which the Condominium is located is described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan and County of New York, City and State of New York, bounded and described as follows:

METROPOLITAN ABSTRACT CORPORATION

Title Number: NY351016

SCHEDULE "A" (continued)

BEGINNING at the corner formed by the intersection of the easterly side of First Avenue with the southerly side of East 67th Street;

RUNNING THENCE easterly along the southerly side of East 67th Street, 113 feet;

THENCE southerly parallel with the easterly side of First Avenue, 100 feet 5 inches;

THENCE westerly parallel with the southerly side of East 67th Street, 113 feet to the easterly side of First Avenue;

THENCE northerly along the easterly side of First Avenue, 100 feet 5 inches to the point of BEGINNING.

**FOR
CONVEYANCING
ONLY**

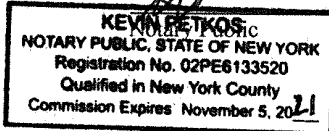
The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of New York, ss:

On the 20th day of JULY in the year 2020, before me, the undersigned, JESSE FORD personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Kevin Petkos

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____, before me the undersigned personally appeared _____,

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed with covenant against Grantors Acts

METROPOLITAN ABSTRACT CORPORATION
One Old Country Road
Carle Place, New York 11514

Title No. N4 357 016

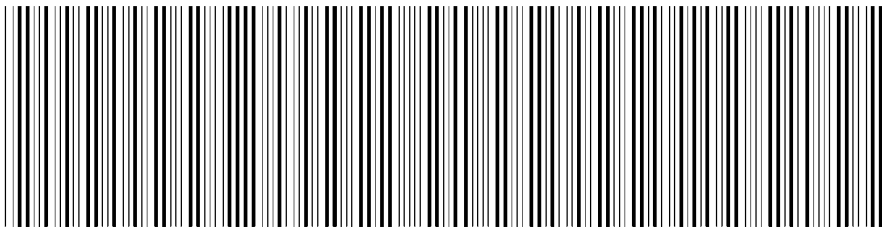
SECTION

BLOCK 1461

LOT 1129 & 1140 ✓

COUNTY New York

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2020073100306001001SF050

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2020073100306001

Document Date: 07-21-2020

Preparation Date: 07-31-2020

Document Type: DEED

ASSOCIATED TAX FORM ID: 2020062600294

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1

1

The seal of the Excelsior Club is a circular emblem. At the top, an eagle with spread wings perches on a globe. Below the globe is a shield containing a landscape scene with a river, a bridge, and a building. Flanking the shield are two female figures in classical attire, each holding a torch. A banner at the bottom of the seal reads "EXCELSIOR".

RP - 5217NYC

2020062600294/2018
00000000000000000000

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE <i>[Signature]</i>	DATE 7/21/2020	LAST NAME Hardy	FIRST NAME Peter
400 EAST 67TH STREET, UNIT PH31		212	338-9700
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
NEW YORK		SELLER	
CITY OR TOWN	STATE NY	DATE 7/20/2020	
	ZIP CODE 10065	SELLER SIGNATURE <i>[Signature]</i>	

* MARWAN Khairiddine, member

Jesse Gordon, Authorized
SIGNATORY

AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York }
County of } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

400 EAST 67TH STREET

PH31

Street Address Unit/Apt.

MANHATTAN

New York,

1461

1129

(the "Premises");

Borough

Block

Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

MONSTER 400 LLC

Name of Grantor (Type or Print)

Name of Grantee (Type or Print)

[Signature]
Signature of Grantor
Jesse Gordon, Authorized
signature

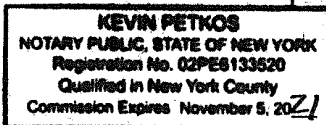
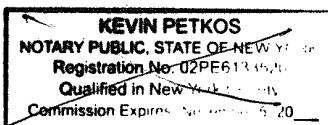
Signature of Grantee

Sworn to before me

this 20th day of JULY 20 20

Sworn to before me

this _____ day of _____ 20 _____



These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

2020062600294101

AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York }
County of } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

400 EAST 67TH STREET

PH31

Street Address Unit/Apt.

MANHATTAN

Borough

New York,

1461

Block

1129

Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

MONSTER 400 LLC

Name of Grantor (Type or Print)

John's Mountain LLC

Name of Grantee (Type or Print)

Signature of Grantor

Signature of Grantee

MARWAN Kheir Reddine, Member

Sworn to before me

this 20th day of July 2020

Sworn to before me

this 21 day of July 2020

IRENE A VAVOULES
Notary Public, State of New York
Registration No. 01VA5088906
Qualified in Suffolk County
Commission Expires December 1, 2021

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

2020062600294101

Affidavitt of Compliance with Smoke Detector Requirment by one and Two Family Dwellings

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
400 EAST 67TH STREET	SU11	MANHATTAN	1461	1140

2020062600294101